

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: STUART
Local Government Number: 39G369

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
STUART URBAN RENEWAL	01003	5
STUART QUAIL RUN PHASE I URBAN RENEWAL	01007	2
STUART QUAIL RUN PHASE II URBAN RENEWAL	01008	1
STUART 1990 URBAN RENEWAL	39003	3

TIF Debt Outstanding: 11,870,013

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:		Amount of 07-01-2015 Cash Balance Restricted for LMI	
	443,485	30,145	
TIF Revenue:	901,342		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	901,342		
Rebate Expenditures:	505,719		
Non-Rebate Expenditures:	692,297		
Returned to County Treasurer:	0		
Total Expenditures:	1,198,016		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:		Amount of 06-30-2016 Cash Balance Restricted for LMI	
	146,811	37,707	

**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 10,525,186**

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Urban Renewal Area Data Collection

Local Government Name: STUART (39G369)
 Urban Renewal Area: STUART URBAN RENEWAL
 UR Area Number: 01003

UR Area Creation Date: 10/2007

UR Area Purpose: To expand the list of urban renewal activities which may undertaken by the City

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
STUART CITY/W CENTRAL VALLEY SCH/STUART URB REN INCREM	01055	01048	12,547,041
STUART CITY AG/W CENTRAL VALLEY SCH/STUART CITY AG UR TIF INCREM	01057	01050	0
STUART CITY/W CENTRAL VALLEY SCH/1998 STUART UR RE INCREM	01064	01065	0
STUART CITY/W CENTRAL VALLEY SCH/STUART UR #3 INCREM	01073	01074	0
STUART CITY AG/W CENTRAL VALLEY SCH/STUART CITY AG AMEND 3 UR TIF INCREM	01078	01079	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	6,374,349	17,857,156	0	0	-16,668	24,214,837	0	24,214,837
Taxable	0	3,552,641	16,071,451	0	0	-16,668	19,607,424	0	19,607,424
Homestead Credits									48

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: **-52,554** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 420,267
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 420,267

Rebate Expenditures: 400,000
 Non-Rebate Expenditures: 655,467
 Returned to County Treasurer: 0
Total Expenditures: 1,055,467

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: **-687,754** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For STUART URBAN RENEWAL

Municipal bldg

Description:	Blighted public buildings/Build new City Hall, Library, and Police Building
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Aquatic center

Description:	Blighted public buildings/ Build a new Aquatic Center
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Cultural Center

Description:	Blighted public building/ Build a new Cultural Center
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

AMS REinvestment

Description:	Economic development/Develop a new commercial automobile dealership.
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Wambold project

Description:	Housing project/ Construct a new paved street to new housing project
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

S 7th street project

Description:	Street project/ Construct paved street for City business park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For STUART URBAN RENEWAL

Municipal

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,045,000
Interest:	1,072,142
Total:	5,117,142
Annual Appropriation?:	Yes
Date Incurred:	06/01/2013
FY of Last Payment:	2029

Aquatic center

Debt/Obligation Type:	Other Debt
Principal:	72,500
Interest:	0
Total:	72,500
Annual Appropriation?:	No
Date Incurred:	11/14/2008
FY of Last Payment:	2018

Cultural Center

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,275,000
Interest:	427,488
Total:	1,702,488
Annual Appropriation?:	Yes
Date Incurred:	12/18/2007
FY of Last Payment:	2027

AMS REinvestment Agreement

Debt/Obligation Type:	Rebates
Principal:	400,000
Interest:	0
Total:	400,000
Annual Appropriation?:	No
Date Incurred:	11/30/2012
FY of Last Payment:	2018

Wambold project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,150,000
Interest:	786,500
Total:	2,936,500
Annual Appropriation?:	Yes
Date Incurred:	08/27/2013
FY of Last Payment:	2025

S7th street project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,100,000
Interest:	151,388
Total:	1,251,388
Annual Appropriation?:	No
Date Incurred:	12/04/2012
FY of Last Payment:	2031

Non-Rebates For STUART URBAN RENEWAL

TIF Expenditure Amount:	366,285
Tied To Debt:	Municipal
Tied To Project:	Municipal bldg

TIF Expenditure Amount:	30,000
Tied To Debt:	Aquatic center
Tied To Project:	Aquatic center

TIF Expenditure Amount:	141,553
Tied To Debt:	Cultural Center
Tied To Project:	Cultural Center

TIF Expenditure Amount:	74,754
Tied To Debt:	Wambold project
Tied To Project:	Wambold project

TIF Expenditure Amount:	42,875
Tied To Debt:	S7th street project
Tied To Project:	S 7th street project

Rebates For STUART URBAN RENEWAL

AMS REinvestment

TIF Expenditure Amount:	400,000
Rebate Paid To:	AMS REinvestment
Tied To Debt:	AMS REinvestment Agreement
Tied To Project:	AMS REinvestment
Projected Final FY of Rebate:	2018

TIF Taxing District Data Collection

Local Government Name: STUART (39G369)
 Urban Renewal Area: STUART URBAN RENEWAL (01003)
 TIF Taxing District Name: STUART CITY/W CENTRAL VALLEY SCH/STUART URB REN INCREM
 TIF Taxing District Inc. Number: 01048
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1998

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	6,374,349	17,857,156	0	0	-16,668	24,214,837	0	24,214,837
Taxable	0	3,552,641	16,071,451	0	0	-16,668	19,607,424	0	19,607,424
Homestead Credits									48

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	3,153,952	19,607,424	12,547,041	7,060,383	234,896

FY 2016 TIF Revenue Received: 420,267

TIF Taxing District Data Collection

Local Government Name: STUART (39G369)
 Urban Renewal Area: STUART URBAN RENEWAL (01003)
 TIF Taxing District Name: STUART CITY AG/W CENTRAL VALLEY SCH/STUART CITY AG UR TIF INCREM
 TIF Taxing District Inc. Number: 01050
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2007

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	142,672	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: STUART (39G369)
 Urban Renewal Area: STUART URBAN RENEWAL (01003)
 TIF Taxing District Name: STUART CITY/W CENTRAL VALLEY SCH/1998 STUART UR RE INCREM
 TIF Taxing District Inc. Number: 01065
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1999

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	8,060,354	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: STUART (39G369)
 Urban Renewal Area: STUART URBAN RENEWAL (01003)
 TIF Taxing District Name: STUART CITY/W CENTRAL VALLEY SCH/STUART UR #3 INCREM
 TIF Taxing District Inc. Number: 01074
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2007

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	90,483	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	STUART (39G369)
Urban Renewal Area:	STUART URBAN RENEWAL (01003)
TIF Taxing District Name:	STUART CITY AG/W CENTRAL VALLEY SCH/STUART CITY AG AMEND 3 UR
TIF INCREM	
TIF Taxing District Inc. Number:	01079
TIF Taxing District Base Year:	1999
FY TIF Revenue First Received:	2008
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2007

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	153,611	0	0	0	0

FY 2016 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: STUART (39G369)
 Urban Renewal Area: STUART QUAIL RUN PHASE I URBAN RENEWAL
 UR Area Number: 01007

UR Area Creation Date: 12/2000

UR Area Purpose: To increase the size of the original district.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
STUART CITY/WEST CENTRAL VALLEY SCH/STUART QUAIL RUN PHASE I INCREM	01089	01090	609,590
STUART CITY AG/WEST CENTRAL VALLEY SCH/STUART AG QUAIL RUN PHASE I UR TIF INCREM	01091	01092	5,995

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	13,422	1,069,067	15,290	0	0	0	1,097,779	0	1,097,779
Taxable	5,995	595,829	13,761	0	0	0	615,585	0	615,585
Homestead Credits									5

**TIF Sp. Rev. Fund Cash Balance
as of 07-01-2015:**

31,900

30,145

**Amount of 07-01-2015 Cash Balance
Restricted for LMI**

TIF Revenue: 20,456
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 20,456

Rebate Expenditures: 11,729
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 11,729

**TIF Sp. Rev. Fund Cash Balance
as of 06-30-2016:**

40,627

37,707

**Amount of 06-30-2016 Cash Balance
Restricted for LMI**

Projects For STUART QUAIL RUN PHASE I URBAN RENEWAL

1st equity builders

Description:	housing project/ City has undertaken a program for clearance and reconstruction of an economic development area
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Housing Rehabilitation

Description:	Payments to the Region XII Housing Rehabilitation Program
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For STUART QUAIL RUN PHASE I URBAN RENEWAL

1st equity

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/01/2008
FY of Last Payment:	2018

LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/01/2008
FY of Last Payment:	2018

Non-Rebates For STUART QUAIL RUN PHASE I URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	LMI Requirement
Tied To Project:	Housing Rehabilitation

Rebates For STUART QUAIL RUN PHASE I URBAN RENEWAL

1st EQUITY BUILDERS

TIF Expenditure Amount:	11,729
Rebate Paid To:	1Sst EQUITY BUILDERS
Tied To Debt:	1st equity
Tied To Project:	1st equity builders
Projected Final FY of Rebate:	2018

TIF Taxing District Data Collection

Local Government Name:	STUART (39G369)
Urban Renewal Area:	STUART QUAIL RUN PHASE I URBAN RENEWAL (01007)
TIF Taxing District Name:	STUART CITY/WEST CENTRAL VALLEY SCH/STUART QUAIL RUN PHASE I INCREM
TIF Taxing District Inc. Number:	01090
TIF Taxing District Base Year:	2006
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2026

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2000

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,069,067	15,290	0	0	0	1,084,357	0	1,084,357
Taxable	0	595,829	13,761	0	0	0	609,590	0	609,590
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	246,972	609,590	609,590	0	0

FY 2016 TIF Revenue Received: 20,456

TIF Taxing District Data Collection

Local Government Name:	STUART (39G369)
Urban Renewal Area:	STUART QUAIL RUN PHASE I URBAN RENEWAL (01007)
TIF Taxing District Name:	STUART CITY AG/WEST CENTRAL VALLEY SCH/STUART AG QUAIL RUN PHASE I UR TIF INCREM
TIF Taxing District Inc. Number:	01092
TIF Taxing District Base Year:	2006
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2000

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	13,422	0	0	0	0	0	13,422	0	13,422
Taxable	5,995	0	0	0	0	0	5,995	0	5,995
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	6,139	5,995	5,995	0	0

FY 2016 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: STUART (39G369)
 Urban Renewal Area: STUART QUAIL RUN PHASE II URBAN RENEWAL
 UR Area Number: 01008

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
STUART CITY AG/WEST CENTRAL VALLEY SCH/STUART AG QUAIL RUN PHASE II UR TIF INCREM	01093	01094	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	0	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	0	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

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TIF Taxing District Data Collection

Local Government Name:	STUART (39G369)
Urban Renewal Area:	STUART QUAIL RUN PHASE II URBAN RENEWAL (01008)
TIF Taxing District Name:	STUART CITY AG/WEST CENTRAL VALLEY SCH/STUART AG QUAIL RUN
PHASE II UR TIF INCREM	
TIF Taxing District Inc. Number:	01094
TIF Taxing District Base Year:	0
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	0	0	0	0

FY 2016 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: STUART (39G369)
 Urban Renewal Area: STUART 1990 URBAN RENEWAL
 UR Area Number: 39003

UR Area Creation Date: 11/1991

UR Area Purpose: To help local officials promote economic development in the City of Stuart

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
STUART CITY/WEST CENTRAL VALLEY SCH/98 UR INCREM	39091	39092	8,399,914
STUART CITY/WEST CENTRAL VALLEY SCH/URBAN REN INCREM	39107	39108	5,773,438
STUART CITY AG/WEST CENTRAL VALLEY SCH/URBAN REN INCREMENT (ORIG)	39119	39120	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	33,056,424	5,111,363	47,100	0	-114,824	38,100,063	0	38,100,063
Taxable	0	18,423,533	4,600,227	42,390	0	-114,824	22,951,326	0	22,951,326
Homestead Credits									267

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: **464,139** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 460,619
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 460,619

Rebate Expenditures: 93,990
 Non-Rebate Expenditures: 36,830
 Returned to County Treasurer: 0
Total Expenditures: 130,820

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: **793,938** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For STUART 1990 URBAN RENEWAL

Dollar general

Description:	grant for economic development/ Aiding in the planning, undertaking and carrying out of an urban renewal project.
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Depot project

Description:	Restore and remodeling blighted public building
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Wausau

Description:	grant for economic development/ For the development of a truck route in and through the City for the promotion of economic development in the City urban renewal area.
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

SEED

Description:	Grant for economic development/ SEED organization provides economic development programs, initiatives and support to the territory situated within the urban renewal area.
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For STUART 1990 URBAN RENEWAL

Wausau Agreement

Debt/Obligation Type:	Rebates
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	No
Date Incurred:	07/01/2013
FY of Last Payment:	2019

Dollar General Agreement

Debt/Obligation Type:	Rebates
Principal:	18,000
Interest:	0
Total:	18,000
Annual Appropriation?:	No
Date Incurred:	12/01/2005
FY of Last Payment:	2016

2011 G.O BOND

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	70,000
Interest:	1,995
Total:	71,995
Annual Appropriation?:	No
Date Incurred:	08/30/2011
FY of Last Payment:	2017

SEED

Debt/Obligation Type:	Rebates
Principal:	200,000
Interest:	0
Total:	200,000
Annual Appropriation?:	No
Date Incurred:	06/15/2015
FY of Last Payment:	2019

Non-Rebates For STUART 1990 URBAN RENEWAL

TIF Expenditure Amount:	36,830
Tied To Debt:	2011 G.O BOND
Tied To Project:	Depot project

Rebates For STUART 1990 URBAN RENEWAL

Dollar General

TIF Expenditure Amount:	18,990
Rebate Paid To:	Dollar General
Tied To Debt:	Dollar General Agreement
Tied To Project:	Dollar general
Projected Final FY of Rebate:	2016

Wausau

TIF Expenditure Amount:	25,000
Rebate Paid To:	Wausau
Tied To Debt:	Wausau Agreement
Tied To Project:	Wausau
Projected Final FY of Rebate:	2019

SEED

TIF Expenditure Amount:	50,000
Rebate Paid To:	SEED
Tied To Debt:	SEED
Tied To Project:	SEED
Projected Final FY of Rebate:	2019

TIF Taxing District Data Collection

Local Government Name: STUART (39G369)
 Urban Renewal Area: STUART 1990 URBAN RENEWAL (39003)
 TIF Taxing District Name: STUART CITY/WEST CENTRAL VALLEY SCH/98 UR INCREM
 TIF Taxing District Inc. Number: 39092
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1998

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	25,816,384	1,784,100	0	0	-92,600	27,507,884	0	27,507,884
Taxable	0	14,388,405	1,605,690	0	0	-92,600	15,901,495	0	15,901,495
Homestead Credits									208

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	17,322,826	10,277,658	8,399,914	1,877,744	60,781

FY 2016 TIF Revenue Received: 460,619

TIF Taxing District Data Collection

Local Government Name: STUART (39G369)
 Urban Renewal Area: STUART 1990 URBAN RENEWAL (39003)
 TIF Taxing District Name: STUART CITY/WEST CENTRAL VALLEY SCH/URBAN REN INCREM
 TIF Taxing District Inc. Number: 39108
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2011

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1991

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,240,040	3,327,263	47,100	0	-22,224	10,592,179	0	10,592,179
Taxable	0	4,035,128	2,994,537	42,390	0	-22,224	7,049,831	0	7,049,831
Homestead Credits									59

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	3,488,634	7,049,831	5,773,438	1,276,393	41,316

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	STUART (39G369)
Urban Renewal Area:	STUART 1990 URBAN RENEWAL (39003)
TIF Taxing District Name:	STUART CITY AG/WEST CENTRAL VALLEY SCH/URBAN REN INCREMENT (ORIG)
TIF Taxing District Inc. Number:	39120
TIF Taxing District Base Year:	1990
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1991

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	40,607	0	0	0	0

FY 2016 TIF Revenue Received: 0